



**48 / 50 Maytham Road,
Rolvenden, Layne, Cranbrook, Kent TN17 4NF**

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Guide Price £595,000 Freehold**

A unique opportunity to purchase an exceptionally versatile family home set in the highly desirable rural hamlet of Rolvenden Layne in the High Weald Area of Outstanding Natural Beauty.

Thought to date back to the 18th Century, this lovely Grade II Listed property, at one time the general store with attached cottage, has always been an integral part of the village with an interesting history which has been well documented over the years. It has now been extensively refurbished by the current vendors who have cleverly blended contemporary styling with the many period features and character on offer, resulting in a truly spacious, charming five bedroom family home.

The circa 2,327 square feet of versatile accommodation is arranged over two floors and provides an extremely flexible layout to suit any buyer's individual needs including dual occupancy, annexe, air bnb or working from home (subject to any necessary planning consent). The property also benefits from an attached garage / store, off-street parking and a delightful, established garden and terrace to the rear.

Occupying a sought-after location just a few steps from a renowned local gastro pub, a stone's throw from wonderful unspoilt countryside and only 13 miles from the coast, this property is the ideal base for anyone looking for a welcoming rural retreat, and yet is just a short drive from the village of Rolvenden and the historic Cinque Port towns of Tenterden and Rye with all their many amenities, making it a peaceful, but very convenient place to live.

- A beautifully presented five-bedroom Grade II Listed rural country retreat
- Extremely versatile layout ideal for self-contained living / dual occupancy
- Full of period charm and character with a wealth of beams and timbers
- Flexible ground floor accommodation providing numerous opportunity
- Attached garage, off road parking space and delightful terrace and gardens
- Sought after location in the heart of this popular rural hamlet
- Set in the High Weald Area of Outstanding Natural Beauty
- Surrounded by miles of countryside and only 13 miles from the coast
- Internal viewing is a must to fully appreciate all on offer

SITUATION: Rolvenden Layne is only about a mile from the nearby village of Rolvenden which has a general store and post office, a weekly farmers' market, a number of active clubs and societies, a church and two public houses. A wide selection of educational opportunities exist locally at both primary and secondary levels in the state and private sectors. For mainline rail services, Staplehurst, Headcorn and Ashford provide good commuter links into London with the high-speed link from Ashford to London St Pancras taking about 37 minutes.

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GROUND FLOOR The accommodation comprises the following with approximate dimensions: The front door with outside courtesy lighting opens into the spacious **SITTING / DINING ROOM** which is a welcoming bright reception room with two windows to the front and an wonderful inglenook fireplace with woodburning stove, providing a charming focal point for the room.

To the rear of this is the country-style **KITCHEN** with its vaulted ceiling, comprising a range of worksurfaces, sink unit and drainer, drawers and cupboards with space for appliances. Pantry. Window to the rear garden. The kitchen not only provides access to the first floor but also serves to divide the property into two distinct halves.

To one side of the kitchen is a door that leads through to the very useful utilitarian spaces including the **UTILITY ROOM / CLOAKROOM, WORKSHOP / HOBBY ROOM** and **GARAGE / STORE**. To the other side are the additional living spaces which certainly provide a “wow” factor. From the kitchen, a doorway leads into the cosy **STUDY / SNUG**, which is a flexible room with window looking over the terrace and garden.

A small lobby then leads you through to the very large, surprising **FAMILY ROOM**, formerly the ‘old village store’, which is ideal for family living and entertaining with ample space for a dining table and chairs. This room has the advantage of an external door which means that it can be accessed entirely separately from the main part of the house. There is also a wood burner and part screened area at one end of the room that used to house a kitchenette, which we understand could be reinstated if desired.

A door at the end of the family room leads through to the **DOWNSTAIRS BEDROOM with EN-SUITE SHOWER ROOM and DRESSING AREA**, perfect for several uses depending on a buyer’s individual needs. This room also benefits from access to the rear garden.

From the kitchen, stairs lead up to the **FIRST FLOOR**, with a long **LANDING** and **LOBBY** give access to all the **FOUR DOUBLE BEDROOMS** on this floor, the principal of which is a spacious double-aspect double bedroom benefitting from having a modern en-suite shower room and dressing area. From the landing there is also a generous **FAMILY BATHROOM** with modern white suite.

OUTSIDE

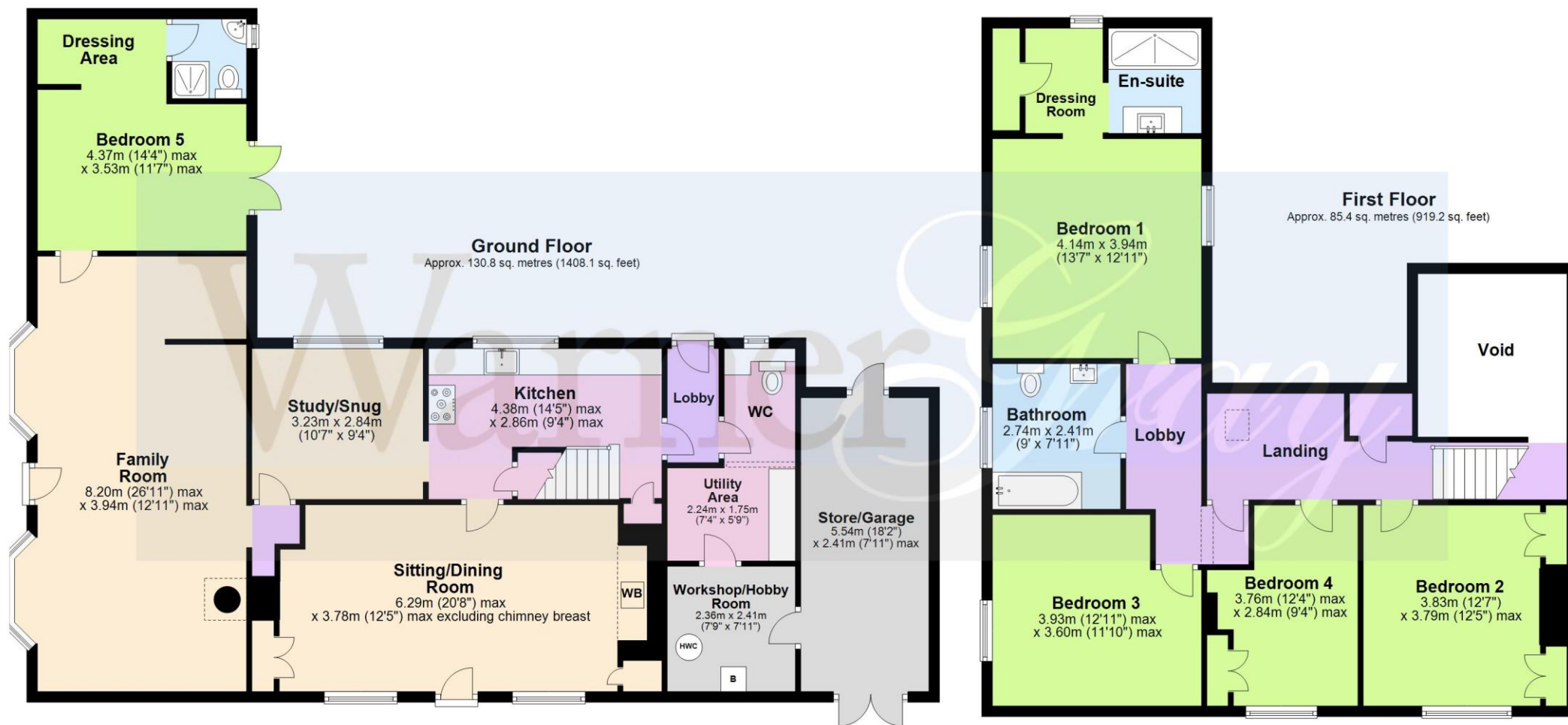
The property is situated on the corner of Maytham Road and Winser Road, both of which are quiet country lanes with plenty of on-road parking. Across the road is the recreation ground and beyond that, miles of wonderful countryside where there are extensive walks to enjoy.

To the front of the property, a gate takes you through to a pretty garden area, screened by mature hedging. To one side of the house is the attached single garage with additional storage space and beside that, is an off-road parking space.

The manageable enclosed garden to the rear is most attractive, offering different places to sit and enjoy the outdoors. A large terrace runs across the rear of the house which is ideal for outdoor entertaining and extended summer evenings.

SERVICES Mains water, electricity and drainage. Gas central heating. Local Authority : Ashford Borough Council
Location Finder : [what3 words ///badge.setting.resolves](#)





Total area: approx. 216.2 sq. metres (2327.3 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.
Plan produced using PlanUp.



